American National
Commercial Real Estate
Due Diligence Management
4125 State Route 43
Kent, OH 44240
866.290.8121
www.amnational.net

ALTA/ACSM Land Title Survey

Landrys
20060294-014
Landry's
2120 South Highway 6
County of Harris, TX

I hereby certify to Joe's Crab Shack Holdings, Inc., a Delaware corporation; Joe's Crab Shack-Texas, Inc., a Texas Corporation; Hartford Mezzanine Investors I, LLC, its successors and assigns; Sovereign JCS LLC, a Delaware limited liability company; Sovereign Investment Company; Fidelity National Title Insurance Company and Chicago Title Insurance Company; and American National llc, that the survey prepared by me entitled "Landry's" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all visible utility services either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any visible utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; that any visible discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described heron do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17 & 18 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The property described hereon is the same as the property described in the title Fidelity National Title Insurance Corporation Commitment No. 06-184956 with an effective date of October 12, 2006, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property. The Property has direct access to State Highway No. 6, a dedicated and physically open public street.

Robert A. Marlowe
Registered Professional Land Surveyor
Texas Registration No. 4218
Date of Survey: November 2, 2006
Date of Last Revision: March 15, 2007

STATE OF TEXAS · REGISTERED · ROBERT A. MARLOWE · 4218 · PROFESSIONAL · LAND SURVEYOR

This is not an original drawing. The original drawing is held within the offices of REKHA Engineering, Inc.

Record Legal Description

TRACT 1: Fee Simple

BEING a 2.256 acre tract of land in the Blas Herrera Survey, Abstract No. 321, Harris County, Texas, and being out of Restricted Reserve "K", Block 1, as shown on the plat of TIM MILES SUBDIVISION, recorded in Volume 334, Page 99 of the Harris County Map Records and being out of a 10.5943 acre tract described under Harris County Clerk's File No. S015191, said 2.256 acre tract being more fully described as metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in the west right-of-way line of State Highway No. 6 as described under Harris County Clerk's File No. B647227 (Vol. 5032, Page 132, Harris County Deed Records) and being at the southeast corner of said Restricted Reserve "K" and the northeast corner of Restricted Reserve "J", Block 1;

THENCE N 04 deg. 50 min 30 sec. W, 30.09 feet along the said west right-of-way of State Highway No. 6 and along the westerly boundary line of said Reserve "K" to a 5/8" iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE S 89 deg. 40 min. 53 sec. W, 350.00 feet to a set 5/8" iron rod for tne southwest corner of the herein described tract;

THENCE N 00 deg. 19 min. 07 sec. W, 290.00 feet to a 5/8" iron rod set for the northwest corner of the herein described tract;

THENCE N 89 deg. 40 min. 53 sec. E, 329.48 feet to a 5/8" iron rod set in the east line of said Restricted Reserve "K" and being in the said west right-of-way line of State Highway No. 6;

THENCE in a southerly direction, 138.85 feet along the said west right-of-way line of State Highway No. 6 and along the westerly boundary line of said Reserve "K" and following the arc of said curve to the left having a radius of 3993.69 feet, a central angle of 01 deg. 59 min. 31 sec. and a chord which bears S 03 deg. 50 min. 44 sec. E, 138.84 feet to a 1/2" iron rod found and from said 1/2" iron rod, a found concrete monument bears S 18 deg. 55 min. E, 0.56 feet and a found 1" iron rod bears S 77 deg. 40 min. W, 0.18 feet;

THENCE S 04 deg. 50 min. 30 sec. E, 151.90 feet along the said west right-of-way line of State Highway No. 6 and along the easterly boundary line of said Reserve "K" to the POINT OF BEGINNING and containing 2.256 acres of land.

TRACT 2: Easement Estate

Rights in and to those certain easement as set out and more fully described in instrument recorded under Harris County Clerk's File No. S464504.

The property described above property that was issued in the title commitment issued by Fidelity National Title Insurance Corporation, effective on October 12, 2006 G.F. No. 06-184956.

Notes Corresponding to Schedule B

(1) Those restrictive covenants recorded in Volume 334, Page 99 of the Map Records of Harris County, Texas, and under Harris County Clerk's File No. S464504 and S464505. (Does affect subject tract but is not shown in that it is blanket in nature)

(10c) Water line easement 10 feet wide along the east property line as shown on the plat recorded in Volume 334, Page 99 of the Map Records of Harris County, Texas. (Does affect subject tract and is shown hereon)

(10d) Storm sewer easement 25 feet wide along the east property line as shown on the plat recorded in Volume 334, Page 99 of the Map Records of Harris County, Texas. Does affect subject tract and is shown hereon)

(10e) Sanitary sewer easement 25 feet wide along the east property line as shown on the plat recorded in Volume 334, Page 99 of the Map Records of Harris County, Texas. (Does affect subject tract and is shown hereon)

(10f) Building set back line varying in width from 25 to 35 feet wide along the east property line as shown on the plat recorded in Volume 334, Page 99 of the Map Records of Harris County, Texas. (Does affect subject tract and is shown hereon – only the 35 ' set back line)

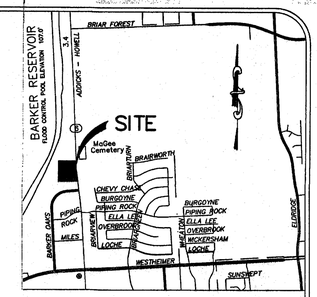
(10k) Terms, conditions and provisions of the certain easements set forth in instrument recorded under Harris County Clerk's File No. S464504. (Does affect subject tract but is not shown hereon in that it is blanket in nature)

(10l) Easement 10 feet wide, together with an adjoining aerial easement of varying width, granted to Houston Lighting & Power Company by instrument recorded under Harris County Clerk's File No. S607372, located as shown on sketch attached thereto. (Does affect the subject tract and is shown hereon.)

(10m) The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject tot he terms, conditions and provisions of City of Houston Ordinance #85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991, under Harris County Clerk's File No. N253886. (Does affect subject tract and is shown hereon. Ordinance has been replaced by City of Houston Ordinance No. 1999-262. Building Lines shown hereon reflect the Ord. No. 1999-262.)

Items not listed above are not survey related items.

HARRIS COUNTY, TEXAS
BLAS HERRERA SURVEY, ABSTRACT 321



VICINITY MAP
N.T.S.

Encroachment Statement

There are no apparent encroachments.

Utility Notes

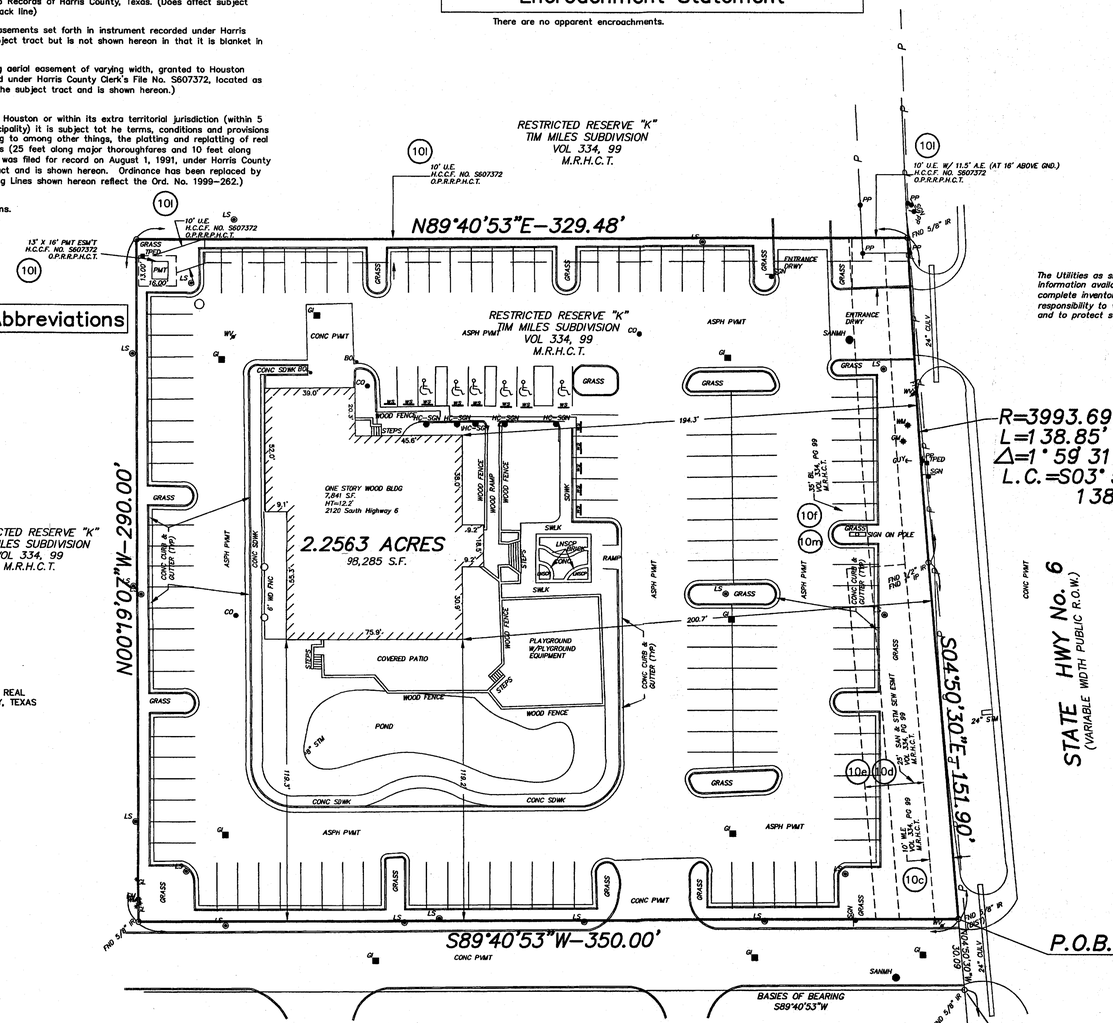
The Utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and to protect said utilities from any damage.

Legend of Symbols & Abbreviations

LEGEND	
AE	AERIAL EASEMENT
ASPH	ASPHALT
BC	BACK OF CURB
BL	BUILDING LINE
BM	BENCHMARK
BOL	BOLLARD
CL	CENTER LINE
CO	CLEAN OUT
CONC	CONCRETE
CULV	CULVERT
DRWY	DRIVEWAY
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
G	GUTTER
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GT	GREASE TRAP
GW	GUY WIRE
HB	HIGH BANK
HC	HANDICAP
HDWL	HEADWALL
IR	IRON ROD
LNSC	LANDSCAPE
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
NG	NATURAL GROUND
OH	OVERHANG
PP	POWER POLE
PVMT	PAVEMENT
O.P.R.R.P.H.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
SAN	SANITARY
SDWK	SIDEWALK
SGN	SIGN
STM	STORM SEWER
TB	TOE OF BANK
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TG	TOP OF GRATE
TOS	TOP OF SIDEWALK
WD FNC	WOOD FENCE
WM	WATER METER
WS	WHEEL STOP
WV	WATER VALVE

Zoning Notes

There is no zoning in the City of Houston, Texas.



PARKING TABLE
REGULAR SPACES=135
HANDICAP SPACED=6
TOTAL=141 PARKING SPACES

General Notes

1. The Surveyor has not abstracted the subject property.
2. This surveyor has been supplied with a title commitment issued by Fidelity National Title Insurance Company, effective October 12, 2006, G.F. No. 06-184956.
3. There is no visible evidence the site was used as a dump.
4. There are no visible signs of a cemetery on this tract.
5. There was not any observable eveidence of earth moving work.
6. Surveyor is not aware of any changes in street right-of-ways.
7. Basis of Bearing is the South line of Restricted Reserve K as shown hereon.
8. This tract has access to publicly dedicated right-of-way.

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) X (Unshaded) of the Flood Insurance Rate Map,Community Panel No. 48201C0810L ,which bears an effective date of June 9, 2006 and is not in a Special Flood Hazard Area.

BARKER OAKS DRIVE
(80' PUBLIC R.O.W.)

CONTACT: JOHN ENGLISH
5301 HOLLISTER SUITE 190
HOUSTON, TEXAS 77040
(TEL.) 713-895-8080
(FAX) 713-895-7686

SCALE : 1" = 30'
30' 15' 0' 30'

File Info: i:\2543\2543.dwg Mar 15, 2007 - 1:55pm bobby